

THE HOUSING AUTHORITY  
OF THE CITY OF  
WOONSOCKET, RHODE ISLAND

1. Call to order: 4:30 P.M. Regular Meeting, November 17, 2011 at the Woonsocket Housing Authority, 679 Social Street, Woonsocket, RI 02895

Pledge of Allegiance

Roll Call:

Chairman David Lahousse  
Commissioner Charles C. Baldelli  
Commissioner Gerard Frappier  
Commissioner Normand Laliberte  
Commissioner Janet Lemieux  
Commissioner Gerard Remillard

Robert Kulik, Executive Director  
Deputy Director, Duncan Speel  
Attorney Michael Murphy  
Vice Chairwoman Lucienne L.Cote - Absent  
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2. Good and Welfare for the Audience - None  
  
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3. Chairman Lahousse asked for a motion to accept the minutes for the Public Meeting of October 13, 2011 and regular meeting of October 13, 2011. A motion was made by Commissioner Frappier and seconded by Commissioner Baldelli.

There was no discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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4. Chairman Lahousse asked for a motion to approve the bills paid for the month of October 2011. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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5. Chairman Lahousse asked for a motion to approve accept and place on file the Communications and Interest of the Authority – A-C. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

There was no discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”.

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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- 6a. Report of the Secretary

Chairman Lahousse asked for a motion to approve and place on file, the report of the Secretary, for purposes of discussion. A motion was made by Commissioner Laliberte and seconded by Commissioner Baldelli.

The Director submitted his report as written. He extended an invitation to the Board to attend both the staff Christmas luncheon and the Commissioners' Christmas dinner. The Director indicated that he would distribute the 2012 budget at the December meeting and placed for approval on the January agenda. He asked Board members to call to schedule a meeting to discuss the budget with either himself and/or the Finance Director ahead of the approval date. The Director discussed his meeting with Rod Solomon whom he hopes will assist with the new Redevelopment Plan for Veterans Memorial. The Director indicated that the assisted living plan is moving forward as planned. Attorneys are preparing language to delineate responsibilities; possible late spring or early summer opening. Valley Affordable is having the scattered site properties appraised with hopes of closing on December 30, 2011. Commissioner Baldelli asked about the new shower units at the high-rises. The Deputy Director responded and indicated that the units are ADA approved so we could not modify the design. The Director concluded his report discussing his visit from two representatives from Congressman Cicilline's office. The Director invited them to see the current living conditions at Veteran's Memorial development in his continuing effort to muster support for the redevelopment plan.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays".

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6b. Report of the Deputy Director

Chairman Lahousse asked for a motion to approve and place on file, the report of the Deputy, for purposes of discussion. A motion was made by Commissioner Baldelli and was seconded by Commissioner Laliberte.

The Deputy submitted his report as written. He advised the Board that the brick façade is undergoing ASTM testing; once completed installation will begin at a rate of approximately 17 panels per day. The Deputy explained that there has been somewhat of a delay in the façade project as a result of the extensive testing being conducted on the panels. Waterproofing at Parkview is underway. Security camera installation is underway at Veteran's Memorial. Commissioner Remillard asked to see finished panel before installation. Commissioner Lemieux questioned the 30 mph testing that the panels undergo.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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6c. Reports of Direct Staff, Legal and Financial

Chairman Lahousse asked for a motion to receive and place on file, the reports of Direct Staff, Legal and Financial. A motion was made by Commissioner Baldelli and was seconded by Commissioner Laliberte.

Commissioner Baldelli asked about the Senior Housing Manager’s report of bedbugs at St. Germain Manor. The Deputy discussed the cases that have been reported and the remedial actions that the Housing Authority has/is taking to control the problem, up to and including hiring a “bedbug sniffing” beagle. There was some general discussion among the Commissioners and the Deputy regarding various treatment options. The Director asked Attorney Murphy to research the possibility of the WHA conducting home visits on applicants with the beagle in an effort not to house those who have bedbugs.

There was no further discussion. A roll call vote was taken; the following were the “Ayes” and “Nays”

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

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7. Report of Committees -None

8. Unfinished Business – None

9. New Business

- A. Chairman Lahousse asked for a motion to approve the Board of Commissioners' 2012 Monthly Meeting Schedule. A motion was made by Commissioner Frappier and seconded by Commissioner Baldelli.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

- B. Chairman Lahousse asked for a motion to approve Resolution # 1094: Approval of Section 8 utility allowance updates. A motion was made by Commissioner Baldelli and seconded by Commissioner Frappier.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

- C. Chairman Lahousse asked for a motion to approve Resolution Resolution # 1095: Approval of Section 8 Payment Standards to reflect FY2012 Fair Market Rents A motion was made by Commissioner Baldelli and seconded by Commissioner Laliberte.

There was no further discussion. A roll call vote was taken; the following were the "Ayes" and "Nays"

AYES

NAYS

Chairman Lahousse  
Commissioner Baldelli  
Commissioner Frappier  
Commissioner Laliberte  
Commissioner Lemieux  
Commissioner Remillard

#### 10. Adjournment

Chairman Lahousse asked for a motion to adjourn. A motion was made by Commissioner Laliberte, seconded by Commissioner Baldelli at 5:10 p.m.

Roll call vote was unanimous.

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Robert Kulik, Executive Director